

TO LET / MAY SELL
RETAIL PREMISES



70 Dockhead Street,
Saltcoats, KA21 5EL

- Prominent High Street location
- Fully fitted retail premises
- Potential for 100% rates relief
- Suitable for a variety of uses

LOCATION

Saltcoats has a resident population of some 12,000 persons and is the principal retailing location for towns including Ardrossan and Stevenson. There is a main line train link which connects the town to Largs, Ardrossan, Ayr and Glasgow. Prestwick Airport is located some 14 miles south of the town.

The unit is located on Dockhead Street, the main shopping street within the town, between Windmill Street and Quay Street.

On street parking is available to the rear of the premises on Dockhead Place. Nearby traders include Costa, New Look, Betfred and Ramsdens.



DESCRIPTION

The unit comprises a highly prominent single storey retail premises, with a large frontage to Dockhead Street and dedicated rear servicing access. Internally the unit offers an open plan sales area to the front, with rear staff and wc accommodation.

The property is fully fitted and available for occupation.

ACCOMMODATION

The property has the following approximate Net Internal Floor Areas:

iGround Floor:	60.84sqm	(655qft)
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LEASE TERMS

The premises are offered on a new long term lease, at rental offers of £10,000 per annum.

Please note that a rental deposit is likely to be required as part of any letting transaction.

RATING

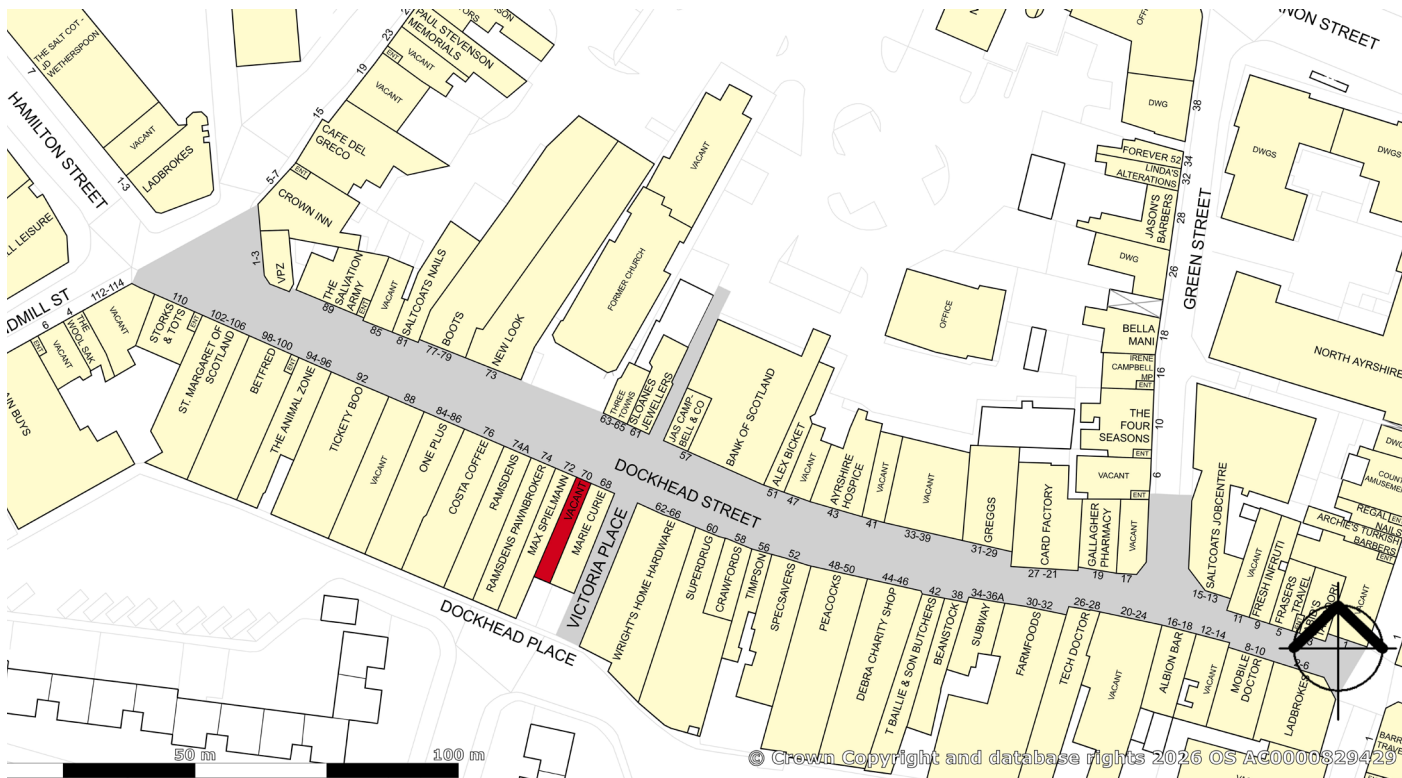
The property is listed on the Valuation Roll with the following Rating Assessment.

Rateable Value: £6,300

At this level of rating assessment is highly likely that an incoming tenant will be eligible for 100% rates relief.

EPC

An EPC has been prepared for the subjects and is available upon request.



To arrange a viewing please contact:



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LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, however for the avoidance of doubt, the ingoing tenant will be liable for LBTT, Extract Dues and VAT thereon.

VIEWING & FURTHER INFORMATION

Please contact the letting agents:

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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